

PLANNING COMMISSION MINUTES
August 16, 1994

Present: Chairman Mark Green, Don Milligan, Lois Williams, Dean Jolley; Barbara Holt, City Council Representative; Russell Mahan, City Attorney; Blaine Gehring, Planning & Redevelopment Director; James Stacey, Engineering Department; Shirley Chevalier, Recording Secretary

Excused: Dick Drescher, Mike Holmes, Elaine McKay
Absent: Ken Cutler

The minutes of August 2, 1994 were unanimously approved as written.

Conditional Use Permits

8-16-94.3 Public Hearing to consider a preschool for up to 12 children in a residence at 3681 Monte Circle, Steven and Brenda Bennett, applicants.

Mr. Bennett said his wife plans to enroll eight children for a total of ten including two of her own. She will operate two sessions on Monday and Wednesday, 9:30 AM to 12 noon and 1:00 PM to 3:30 PM. Most of the children are neighbors and will walk, others have been asked to carpool to reduce the traffic impact on the neighborhood. Mr. Bennett submitted a signed petition from several of the immediate neighbors who have no objection to the preschool.

Chairman Green opened the public hearing. No one was present to discuss this issue. The public hearing was closed. Dean Jolley made a motion to grant the conditional use permit for a preschool allowing up to 12 children for Steven and Brenda Bennett, 3681 Monterey Circle; seconded by Lois Williams; unanimously approved.

8-16-94.5 Consider final stage approval of The Lakes of Country Springs PLID, 1800 No. 200 W., Ronn Marshall, developer.

The new PLID ordinance requires a three-stage approval for a conditional use permit. Conceptual and preliminary approvals have been completed. The preliminary stage has been changed in the final submittal by eliminating a cul-de-sac and a dead-end street and looping the two together. The developer has coordinated with Centerville City to provide adequate onsite detention ponds for storm drainage which will flow at a controlled rate north into the Centerville storm drains. There has been concern about the drainage on this property. Mr. Marshall said they have enlarged the capacity of their storm drains based on the 100 year storms. They plan to add a couple more ponds when completing the next phase that will connect into Pages Lane, and they will continue to work with Centerville City.

A tennis court has been added, and the total units increased from 68 to 73 by adding one two-unit and one three-unit building. Landscaping and parking requirements have been met. A wrought iron fence is planned along all street frontages, and chain link around the perimeter with low level landscaping. Staff recommends granting the final stage for conditional use approval based on the drawings and plans submitted.

Don Milligan made a motion to grant final stage approval for a conditional use permit for The Lakes of Country Springs PLID, 1800 North 200 West; seconded by Barbara Holt; unanimously approved.

Subdivision

8-16-94.6 Final approval of Bountiful Shadows Phase 1, 200 West 1600 North, Papanikolas Brothers, developers.

Preliminary approval was granted to this subdivision on April 21, 1994 with conditions that have been completed except for a few minor details. The subdivision is ready for final approval. Staff has reviewed the plans and recommends final approval be granted subject to the following conditions:

1. A title report is required using the exact approved description on the plat. (This has been done.);
2. Dedicate additional land, approximately 6.5 ft., along 200 West, and approximately 4.0 ft. along 1600 North to allow for a 4 ft. grass strip and a 4 ft. walk against property line;
3. The sewer main along 1450 North is designed with a 0.65% grade. Bountiful City's standard minimum grade is 1.00%. The design must be changed to meet Bountiful City's standard design;
4. Because all of the existing pipe is laid either in the wrong location or much too near the surface of the ground where the water line will freeze, a new culinary water line design has been submitted to the developer; the project plans and construction must comply with this design. (Russell Mahan added this sentence at the meeting);
5. Due to the fact that there are several existing power lines in the proposed Bountiful Shadows development, there is a great potential for costly conflicts in the future development of this subdivision. Changes must be made as reasonable required by the City Engineer. (Russell Mahan added this sentence at the meeting).

There are 5 large power poles across the frontage on 200 West. They are very difficult and very expensive to move. The poles may be moved either north or south individually or the whole line can be moved east or west which would be very costly. There are existing

light poles on 1600 North (Pages Lane) that will be removed to a different location and perhaps a different type. **All changes made to Bountiful Rower lines or structures will be at the developer's expense**

6. Lot 7 should be granted a 20 ft. front yard setback because of the storm drain. Lots 6, 7, 14, 18, and 19 will all be hard to build on and should have their buildable areas shaded on the plat.
7. Future drive approaches entering 1600 North must be designed in such a manner as to protect the existing storm drain, 4 ft. x 8 ft. concrete box, and 54" pipe. The subdivision construction drawings must show on the detail sheet the bridging of the above noted storm drain at the Intersections of 175 West 1600 North and 150 West 1600 North.
8. There are other small corrections or additions that will be required as directed by the City Engineering Department.

Don Milligan made a motion to recommend to City Council final approval of Bountiful Shadows No. 1 subject to the eight recommendations by staff adding to #4 and #5 (as shown above); seconded by Lois Williams; unanimously approved.

8-16-94.7 Preliminary and final approval for a two-lot subdivision, 300 E. 100 N., Carol Stephens, applicant.

This property is located on the northeast corner of 300 East and 100 North. The existing home will remain on the first lot and the second lot will be developed. Both lots exceed the minimum 6,500 sq. ft. required by ordinance.

Staff recommends preliminary and final approval to City Council, with the following conditions:

1. Filing a record of survey with the County Surveyor's office;
2. Payment of the storm detention fee of \$392.70;
3. Provide a 7 ft. wide utility easement along the front and rear property lines to Bountiful City;
4. Payment of utility connection fees at the time a building permit is issued.

Dean Jolley made a motion to recommend to City Council, preliminary and final subdivision approval for a two-lot subdivision at 300 East and 100 North, subject to conditions recommended by staff; seconded by Barbara Holt; unanimously approved.

8-16-94.8 Consider allowing sidewalk to be placed against curb in the Lakeview Terrace Amended Subdivision (Barton Creek Lane).

Because of the canyon on the south side and the hill on the north side of Barton Creek Lane, staff recommends that the sidewalk should be moved and constructed against the back of curb and gutter. The grading should still continue on a 2% grade on each side of the road for 7 feet. Mr. Gehring said he would send this to the Board of Adjustment since R was not part of the approvals to grant a reduced front yard setback on those lots. The walk being constructed against the curb and gutter has already been approved by the Planning Commission for the south side, and now needs to be done for the north side.

Lois Williams made a motion to recommend to City Council that the sidewalk be placed against the curb at the Lakeview Terrace Amended Subdivision, correcting the staff report which read "The grading should still continue on a 2% grade on each side of the road for six (6) feet", changing it to seven (7); seconded by Dean Jolley; unanimously approved.

Site Plan

8-16-94.9 Preliminary and final site plan approval for an addition and reception center at the Wight House, 85 North Main, Wight Family, owners. Don Johnson, architect.

The Wight House was previously given approval for an addition to their existing building. They have now submitted a new site plan to add a second story for a reception center. The Wight House would close at 6:00 PM and the reception center would open at the same time. The parking would then be used by one business at a time. In addition to the street parking, space is available behind the building as well. Additional lighting in this area will be considered by the Redevelopment Agency who owns the property. A report will be made to the City Council for their input. Most of the other businesses on that block also close by 6:00 PM which will add to street parking availability.

One of the owners was concerned that 1st North Street is very narrow, and he felt that painting the curb red would help by not having parking there. This will be recommended to the Traffic and Safety Committee for consideration. This would eliminate three parking spaces, but Mr. Johnson said that in calculating the parking for this project, no parking had been counted along 1st North.

Zoning in the downtown area would allow the building to go to the property line on both Main Street and First North. Since the parking exists, no further landscaping is required. To meet the standards for disabled parking, a minimum of two spaces for the handicapped will be designated directly adjacent to the building.

Staff recommends a favorable recommendation to City Council with the following conditions:

1. A minimum of two parking spaces for the disabled provided adjacent to the entrance on the west of the building;

2. The building and all remodeling to meet all building and fire codes;
3. The retail store to close before the reception center opens to avoid duplicate use of the limited parking.

Don Milligan made a motion to recommend to City Council preliminary and final site plan approval for the addition to the Wight House and reception center, 85 North Main, subject to staff recommendations; seconded by Barbara Holt; unanimously approved.

Meeting adjourned at 8:10 PM

